



RETAIL / HIGH STREET RETAIL / RETAIL - IN TOWN TO LET

25 BOUNDARY ROAD

Hove, BN41 1GB

LOCK UP SHOP UNIT TO LET IN WEST HOVE

224 SQ FT

Eightfold
property

Tel: 01273 672 999
Website: www.eightfold.agency

Summary

Available Size	224 sq ft
Rent	£5,500.00 per annum Per annum exclusive of rates VAT & all other outgoings
Rates Payable	£2,320.35 per annum 2023 valuation. Potential tenants may be entitled to 100% small business rate relief.
Rateable Value	£4,650
VAT	Not applicable
Legal Fees	Incoming tenant to make a contribution of £1,000 plus VAT towards the landlords legal fees.
EPC Rating	D (84)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Shop	224	20.81
Total	224	20.81

Description

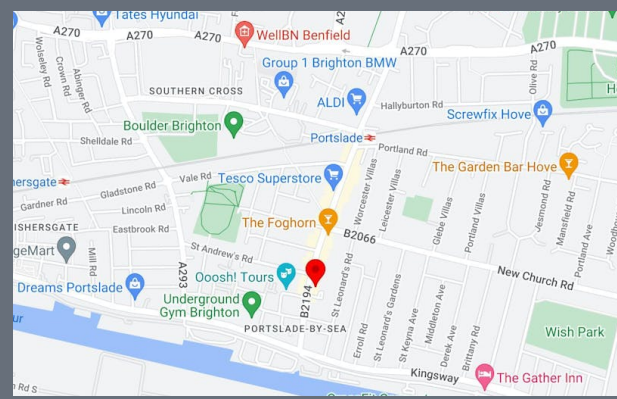
Lock up shop/cafe/ sandwich bar to include chilled servery counter, low level cupboards, double drinks display fridge, double stainless steel sink, hand wash basin, microwave. W/C + hand wash basin

Location

Situated on the southern end of Boundary Road south of New Church Road on the east side of the road opposite Kwikfit Tyre centre and surrounded by numerous shops and take aways in a densely populated residential area

Terms

A new lease of no less than 3 years available on terms to be agreed. Subject to status, a rent deposit of 3 months may be required.



Get in touch

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Eightfold Property

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Energy performance certificate (EPC)

25 Boundary Road
HOVE
BN3 4EF

Energy rating

D

Valid until: **22 June 2026**

Certificate number: **0240-0836-9979-8626-0002**

Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	22 square metres

Rules on letting this property

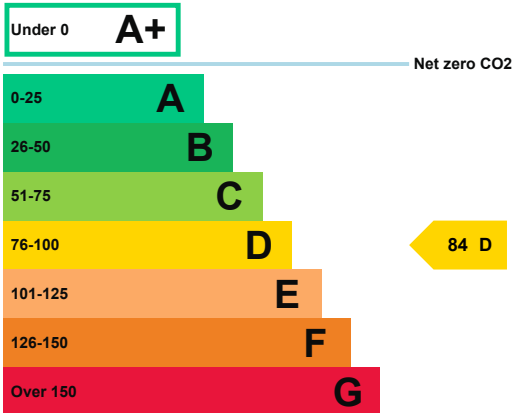
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

26 B

If typical of the existing stock

77 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	258.55

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0098-2869-7640-2900-4603\)](/energy-certificate/0098-2869-7640-2900-4603).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Richard Quantill
Telephone	07740177672
Email	richard.quantrill@nscoco.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/008161
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	NSC Surveys Ltd
Employer address	13 Marine Drive, Brighton, East Sussex, BN2 7HJ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 June 2016
Date of certificate	23 June 2016
